



**City of Milpitas  
Building Inspection Division  
Plan Check Section**

**January , 2002**

**DISABLED ACCESS COMMENT CHECKLIST – EXISTING BUILDINGS**

SPECIAL PLAN CHECK NOTE: When existing buildings are altered, remodeled or repaired, they must be made to be accessible in accordance with State of California Disabled Access Regulations, Chapter 11B of the CBC, Division IV, "Accessibility for Existing Buildings". The building must be made to be in compliance insofar as parking (and related signage), the main building entrance, exterior and interior paths-of-travel to the remodeled or altered areas, toilet rooms/drinking fountains/public telephones that serve the altered or remodeled area/s, the remodeled or altered area/s itself/themselves, etc.

When the cost of alterations, remodeling and/or repairs does not exceed the current cost threshold of approximately \$89,000, then the cost to provide required accessible features may be limited to 20% of the construction budget. In this case, construction cost is estimated as \$\_\_\_\_\_ and therefore 20% of \$\_\_\_\_\_ or \$\_\_\_\_\_ must be scheduled for disabled access upgrades. Priority of disabled components and features to be made accessible are:

- A. An accessible entrance
- B. An accessible route to the altered area
- C. Accessible toilet room/s
- D. Accessible elements such as parking, storage and alarms
- E. Accessible drinking fountains and public telephones

Submitted Plans and Permit Application do not provide sufficient information to indicate whether or not this building complies with all current access standards and requirements as stated above. For example;

- (1) the vertical offset from sidewalk or landing to top of threshold at the main entrance is not indicated
- (2) the specific location of accessible parking is not indicated and there is no indication as to whether or not the path of travel from accessible parking to the entrance is fully accessible
- (3) the accessible parking must be on the shortest possible route to the entrance but site plan is too vague and scale is too small to indicate whether or not that is the case
- (4) Generic details of the existing toilet room are shown on Sheet \_\_ but there is no indication as to whether or not these details apply to this building and whether or not the toilet room is in full compliance with these details and requirements
- (5) The size and hardware type for the main entrance door, Door \_\_\_\_ and doors \_\_\_\_\_ is not indicated.

Amend plans to provide the above information and provide a list of the work and the associated costs to make the building more accessible for elements and features that are not now accessible per current regulations.

**DISABLED ACCESS COMMENT CHECKLIST – NEW BUILDINGS**

**N.Rains**

**1. Site accessibility features**

A. Indicate on the plans all required accessible routes of travel from adjacent public sidewalks, public transportation stops (such as bus stops) and from disabled parking spaces to the building entrance/s. Note that these paths of travel must be on the shortest and most practical route. Sheet ., CBC 1127.B.1.

B. On the Site Plan, show the location/s of required curb cuts at corners of public and/or private streets. Include details such as widths, slopes, texture, etc. Curb ramps with a slope of less than 1:15 (6.7%) shall have detectable warnings (ie truncated domes) that extend the full width and depth of the curb ramp inside the grooved border. Sheet , CBC 1127B.5, Figures 11B-19A through 11B-22.

C. Since this project has more than one structure, indicate on the plans required accessible route/s-or-travel including most practical and closest route between buildings. Sheet ., CBC 1127B.1

D. Indicate on the plans a continuously accessible route/s-of-travel between disabled parking spaces and the primary building entrance. Specify route is level or provide required ramps or curb breaks/ramps. Sheet., CBC 1129B.1

E. Provide notes or details on the plans to indicate walkways and sidewalks along accessible routes- of-travel have a maximum of 1/2" vertical offset in elevation; are a minimum of 48" in width; have cross slopes of no more than 1/4:12 (2%) and have complying ramps where any slope is equal to or more than 1:20 (5%). Sheet ., CBC 1127B and 1133B.7

F. At every primary public entrance and at every major junction along or leading to an accessible route-of-travel, provide a sign (with international symbol of accessibility) indicating direction to accessible entrances and facilities. Sheet ., CBC 1127B.3 and 1117B.5 to 1117B.5.10

G. Specify International Symbol of Accessibility on or adjacent to the primary building entrance. Sheet ., CBC 1127B.3

## **2. Accessible Parking**

A. Amend the plans to indicate all required parking for the disabled. Since \_\_\_\_ total parking spaces are currently shown, provide \_\_\_\_ disabled spaces including \_\_\_\_ van accessible spaces. NOTE that the number of spaces for medical care providers shall comply with CBC Section 1129B.3. Sheet , CBC Table 11B-6

B. Revise location of accessible parking space/s to be on the shortest accessible route of travel to pedestrian building entrance. Sheet ., CBC 1129B.1

C. Revise location/arrangement of accessible parking spaces to provide an alternate path to the building entrance. As currently shown, persons with disabilities are compelled to walk or wheel behind parked vehicles other than their own which is prohibited. Sheet , CBC 1129B.4.3

D. Specify minimum 8'-2" vertical clearance at entrances to, and within, the parking garage structure. Sheet ., CBC 1130B

E. Amend plans at single disabled parking space to locate loading/unloading zone to passenger side of vehicle. Sheet ., CBC 1129B.4.1

F. Specify bumpers or curbs in front of parking spaces to prevent fronts of vehicles from encroaching into the required 48" wide walkway in front. Sheet ., CBC 1129B.4.3

G. Indicate on the plans typical accessible parking space details. Specify 9 foot wide x 18 foot long accessible spaces with 5 foot wide striped loading/unloading zones for regular accessible spaces and 8 foot wide loading/unloading zones at van accessible spaces. Sheet ., CBC 1129B.1, 1129B.4 and Table No. 11B-6

H. Since off-street parking for this project is less than five spaces, marked accessible disabled parking spaces are not required provided that at least one parking space is striped to provide a 14-ft. wide space with a 5 foot wide loading/unloading zone. Sheet , CBC 1129B.2

I. Specify dimensions and slopes of required curb ramps at front of accessible parking space/s. Note on the plans the maximum slope of flared sides is 1:10. Also note the maximum projection into the parking or loading/unloading area is 5 feet. Sheet , CBC 1127B.5.3

J. Amend plans to specify the maximum allowable slope of accessible parking spaces is 2% in any direction. Sheet , CBC 1129B.4.4.

K. Show on plans the following required parking signage:

- (1). "Unauthorized vehicles..." signs at all driveway entrances or placed where they are visible from each accessible parking space. Sheet ., CBC 1129B.5
- (2). Specify permanently posted reflectorized parking space identification sign at each accessible parking space, 70-sq. inches in area, mounted 80" above paving. Provide a "van accessible" sign at van-accessible spaces. Sheet ., CBC 1129B.5
- (3). Indicate pavement accessible logos at each accessible parking space. Sheet., CBC 1129B.5

### **3. Walkways, Pedestrian Ways and Ramps:**

A. Specify walkways, sidewalks, floors and surfaces along accessible routes of travel are stable, firm, slip-resistant and otherwise accessible with: a maximum of 1/2" change in elevation; a minimum of 48" in width, and have complying ramps where the slope is more than 1:20. Sheet , CBC 1127B and 1133B.7

B. Provide details, notes and specifications for all ramps. The maximum slope of any accessible ramp is 1:12 (8.3%) and ramps must have a slip-resistant surface . Sheet , CBC 1133B.5.3

C. Ramps steeper than 1:20 (5%) must be provided with handrails (except for ramps from parking lot surfaces up to top of curb or sidewalk). Specify 1 1/4" to 1-1/2" handrails 34" to 38" above the ramp surface on both sides of the ramp. These handrails must extend at least 12" beyond the top and bottom of the ramp. Sheet , CBC 1133B.5.5 and 1133B.5.5.1

D. Revise top landing of ramp to be at least 60" x 60". However, if door swings onto it, the landing must be at least 42" plus the door width in each direction. Sheet , CBC 1003.3.4.4, 1133B.5.4.2 and 1133B.5.4.3 Figure 11B-38

E. Amend plans to show required ramp widths and lengths of ramp landings. Ramps shall be at least as wide as required for stairways and exits but in no case shall be less than 36" in width for R Occupancies with an occupant load less than 50, or 60" in width where serving buildings with an occupant load of 300 or more and 48" in width for all other ramps. Sheet , CBC 1133B.5.2 and 1133B.5.4.6

F. At exterior ramp, specify a 24" strikeside horizontal clearance at door opening onto landing. At interior ramp, specify an 18" horizontal clearance on pull side of door opening onto a ramp. Sheet , CBC 1133B.5.4.4

G. Where sides of ramp are more than 4" above an adjacent surface, specify a 2" high curb or a 2" to 4" high wheel guide. Sheet , CBC 1133B.5.4.9

H. Obstructions that overhang a pedestrian way shall be at least 80" above the walking surface. Sheet , CBC 1133B.8.2, Figure 11B-28

### **4. Building Entrances, Doors, Landings and Clear Space**

A. Amend plans to make all building entrances and exterior ground-level exits accessible. Sheet ., CBC 1114B.1.3

B. Provide complete information on the plans including details, dimensions and slopes for landings, complying ramps, walkways, etc. to substantiate accessible compliance. NOTE, for example, that where doormats are used they must be recessed. Sheet ., CBC 1114B.1.3

C. Provide dimensions of level areas or landings at all entrance and exit doors and gates. For outward opening doors and gates, landings must be at least 60" x 60" (extending beyond the strikeside of the door at least 24"). Where the door or gate swings away from the landing, it must be at least 48" wide x 44" deep of the door 18". Landings must also comply with Figures 11B-26A and B and may not slope more than 1/4":12" (2%) in any direction. Sheet , CBC 1133.7.5 Figures 11B-26A and 11B-26B

D. Amend plans to clearly depict how all accessible exit doors provide continuous complying access to the public way. Include details of thresholds, landings, ramps (where necessary), pavement slope of no more than 2% up to door landing, threshold and other components complying with CBC 1133B.5 is needed. Sheet ., CBC 1114B.1.3

E. Specify a 1/2" maximum high threshold above floor and exterior landing at building entrances and exits. Sheet ., CBC 1003.3.1.6 and 1133B.2.4.1

F. Specify maximum door opening efforts of 8.5 lbs. at exterior doors; 5 lbs. at interior doors and 15 lbs. at fire doors. Sheet ., CBC 1133B.2.5

G. Specify 10" high kickplates at bottom of glazed (i.e., storefront-type) doors. Sheet ., CBC 1133B.2.6

H. Specify all doors required to be accessible are equipped with single-effort, non-grasp hardware (i.e., lever) centered between 30" and 44" above the floor. Sheet ., CBC 1133B.2.5.1

I. Revise width of door/s \_\_\_\_\_ to be a minimum of 36" wide to provide required 32" of net clear width when open. Sheet ., CBC 1133B.1.1.1.1

J. Specify 18" strikeside x 60" deep clearance on pull side of interior door/s \_\_\_\_\_. Sheet ., CBC 1133B.2.4.3

K. Specify 24" strikeside x 60" deep clearance on pull side of exterior door/s \_\_\_\_\_. Sheet., CBC 1133B.2.4.3

K. At vestibule, specify minimum 48" clear depth in addition to door swing and specify doors in series swing in same direction or away from vestibule. Sheet ., CBC 1133B.2.4.4

L. At push side of door with self-closer and latch such as doors \_\_\_\_\_ amend plans to specify 12 inch strikeside x 48 inch deep clear space on push side. Sheet ., CBC Figure No. 11B-26A(a)

M. At self-closing and latching doors provide required clearances. CBC Figure No. 11B-26A

## **5. Interior Paths-of-Travel**

A. Paths-of-travel to and within functional areas available to the public and/or to employees such as toilet rooms, offices, conference rooms, work cubicles, storage rooms and the like must be accessible. Sheet , CBC 1114B.1.2, 1115B.1, 1123B.1 and 1123B.2 and 1125B.1

B. Specify carpet has a firm cushion, has a maximum pile height of 1/2", and is securely attached to the sub-floor. Sheet , CBC 1124B.3

C. Revise floor plan to provide a minimum 36" clear wide access aisle throughout employee common work areas. Sheet , CBC 1123B

D. Corridors and hallways serving an occupant load of 10 or more shall not be less than 44" in width. Where serving less than 10, corridors may be 36" in width. Corridors on accessible routes 200 foot or more in length must be 60" in width or have passing spaces of 60" x 60" at reasonable intervals. Sheet , CBC 1133B.3.1 and 1133B.3.2

## **6. Elevators, Floors and Levels:**

A. With certain exceptions, floors of a given story shall be on a common level throughout or shall be connected by pedestrian ramps, elevators or special access lifts. Revise floor plan to make accessible floors a common level throughout or make all areas accessible by ramp or elevator. Sheet , CBC 1120B.1

B. Provide access to all stories of this building by an elevator or ramp. Sheet \_\_, CBC 1103B.1.

C. Provide elevator access to all stories of this building where there are "health care providers". Sheet , CBC 1103B.1.2

D. Amend the plans to provide access by elevator or ramp to the upper story uses, rooms or activities by amending plans to provide a fully-complying accessible elevator; or by rearranging the floor plan to provide a reasonable portion of all uses and facilities on the accessible floor level. Sheet , CBC 1103B.1 Exception 2.2

E. Provide details and notes for required accessible elevator features. Required features include, but are not limited to; a minimum 36" clear wide car and hoistway door; automatic reopening doors; door closing delay; an interior cab dimension of 80" x 54" for center-opening doors or 68" x 54" for side-slide opening doors; elevator buttons within 54" of floor for side approach and within 48" for front approach; emergency controls within 35" of the floor; illuminated control buttons; audible verbal stopping and floor announcements; handrail at nominal height of 32" above the floor with 1.5" clear to wall on one wall; visual and audible car-answering and direction of travel calls; and raised letter/Braille floor numbers located on the jambs at 60" above the floor on both sides of the door. Sheet , CBC 3003 and Figures 30-A through 30-D

## **7. Stairs:**

A.

Specify ends of handrails are to be returned to the wall or shall terminate in a newel post or safety terminal. ALSO, specify handrails to be 1-1/4" to 1-1/2" wide, 34" to 38" above tread noses that extend at least 12" beyond the top riser and 12" plus the tread width beyond the bottom nosing. Sheet , CBC 1133B.4.2.4, 1133B.4.2.3 and 1133B.4.2.6.1

B.

Specify approved stairway identification signs in all enclosed stairways for buildings two or more stories in height, identifying the stairway, whether there is roof access, etc., presented using raised Arabic numerals and raised letter/Braille symbols. Specify signs are located 5 ft above the floor/landing immediately adjacent to the door on the strikeside. Sheet , CBC 1133B.4.3

C.

At exterior stairs, specify 2" wide clearly color-contrasting striping for the visually impaired at the nosings of all steps. At interior stairs, specify 2" wide clearly color-contrasting striping for the visually impaired at the nosings of the upper approach and lower tread. Sheet , CBC 1133B.4.4

D.

Specify treads are slip-resistant with smooth, rounded or chamfered exposed edges. Sheet , CBC 1003.3.3.3 and 1133B.4.5.1

E.

Specify closed risers at stairs. Sheet , CBC 1133B.4.5.3

F.

Specify stair risers are sloped or that the underside of stair nosings shall have an angle of not less than 60 degrees from the horizontal. Sheet , CBC 1133B.4.5.3

## **8. Toilet Room Facilities:**

A.

Revise non-accessible restrooms to be accessible. Sheet , CBC 1115B.1

B.

Specify 1/4" thick 12" men's and women's geometric signs 60" above floor centered on toilet room entrance doors. Where the toilet room is a unisex toilet, the triangular shaped sign shall be superimposed one over the circular sign. ALSO, specify raised letter Braille signs on entrance side of toilet room doors mounted on the latch side of the wall 60" above the floor allowing an approach to within 3" of the sign. Sheet , CBC 1115B.5 and 1117B.5.9

C.

Specify 60" clear depth on swing side of toilet room entrance doors. Sheet , CBC 1115B.4.2

D.

Specify 44" clear depth on side of toilet entrance door on side opposite door swing. Sheet , CBC 1115B.4.2

E.

Specify 42" long side and 36" long rear grab bars to be 33" above the floor. If the rear grab bar would interfere with removal of the toilet tank top, it may be as much as 36" above the floor. Sheet , CBC 1115B.8

F.

Specify tops of accessible toilets are 17" to 19" above the floor. Sheet , CPC 1502

G.

Specify a clear 60" diameter turning space or a clear space 56" by 63" within the toilet room/s. This clear space may be encroached a maximum of 12 inches by the swing of a door other than the compartment door to the accessible toilet. Sheet , CBC 1115B.7.1.1

H.

Amend restroom floor plans to eliminate any door swing encroachment into any of the required clear spaces of fixtures. Sheet , CBC 1115B.7.1.2

I.

Specify toilet side clearance of 28" to a fixture (such as a lavatory) or 32" to wall. Sheet , CBC 1115B.7.1.3

J.

Specify accessible toilet and accessible lavatory are centered 18" from sidewall. Sheet , CBC 1115B.7.1.3, 1115.7.2 and Figure 11B-1A

K.

Specify 30" x 48" clear space in front of accessible urinals. Sheet , CBC 1115B.9.4

L.

Specify the bottom edge of mirrors and the operable parts of toilet room accessories such as waste receptacles, sanitary napkins, paper towels, etc are no more than 40" above the floor. Sheet , CBC 1115B.9.1.2 and 1115B.9.2

M.

Specify a 30" x 48" clear floor space in front of lavatory, providing: (a) a maximum 34" high counter height; (b) a minimum 29" clearance under apron; (c) required toe clearances and (d) insulated hot water, cold water and drain piping. Sheet , CBC 1115B.9.1, 1115B.9.2 and CPC 1504.1.2

N.

Specify accessible urinal with a minimum 14" rim projection, a maximum 17" above the floor and controls no more than 44" above the floor. Sheet , CPC 1503

O.

At multi-accommodation toilet facilities:

(1) Provide a 48" clear space from front of accessible toilet to end door. Specify a minimum 32" clear wide end door

## **9. Toilet Room Facilities – Multi Occupancy**

A.

Specify 48" deep clear space in front of accessible toilet to end door. Specify a minimum 32" net clear wide end door. Sheet , CBC 1115B.7.1.4

B.

Specify 60" deep clear space in front of accessible toilet where compartment has side door. Specify minimum 34" net clear wide side door. Sheet , CBC 1115B.7.1.4

C.

Specify a minimum 44" wide clear width through toilet room leading to the accessible toilet compartment. Sheet , CBC 1115B.7.1.4

D.

Since there are more than five (5) water closet stalls, in addition to a fully accessible toilet compartment, specify at least one additional stall with a minimum 36" width, out-swinging self-closing door, and parallel grab bars. Sheet , CBC 1115B.7.1.5

## **10. Toilet Room Facilities – Single Occupancy**

A.

Provide a self closing entrance door, a privacy latch on the door and a coat hook mounted between 48" and 54" in height. Sheet , CBC 11

B.

Specify and show on the plans a minimum net clear dimension of 48" between the front of the toilet and the end wall. Sheet , CBC 1115B.7.2

## **11. Showers:**

A.

Specify accessible showers shall have a minimum dimension of 60" wide x 30" depth with a full opening with on the long side. Alternately, showers may be 42" wide x 48" deep with an entrance opening of 42". Note that 60" wide showers may be 36" minimum in depth as long as the entrance opening width is at least 36". Sheet , CBC 1115B.6.2.1

B.

Specify and show on the plans that accessible showers shall have a maximum ½ inch high entry threshold. Sheet , CBC 1115B.6.2.2

C.

Indicate on the plans that shower floor shall be grit-faced tile or shall be of equal slip resistance, with a slope of 2% maximum in any direction and with flush level floor drains that have a minimum of ¼ inch grate openings. Sheet , CBC 1115B.6.2.4.4

D.

Specify the shower shall have a seat mounted and located per one of the CBC Figures 11B-2A through 11B-2D. ALSO, show on the plans required grab bars mounted 33" to 36" above the shower floor. Sheet , CBC, 1115B.6.2.4.5, 1115B.8 and Figures 11B-2A through 11B-2D

E.

If more than one accessible shower is provided in a functional area, amend plans to provide at least one accessible shower that is "opposite hand" from the others (i.e., left-handed controls vs. right-handed controls). Sheet , CBC 1115B.6.2.3

F.

Amend shower plans to specify **accessible** showers shall be provided with a spray unit with a hose at least 60 inches long that allows it be used as both a fixed shower head and as a hand-held shower head. Sheet , UBC 1115B.6.2.4.2

## **12. Telephones and Drinking Fountains:**

A.

Specify accessible drinking fountains and show them installed in alcoves or in locations which do not encroach into pedestrian ways or provide warning wing walls that extend down to within 6" of the floor. Alcoves must be at least 32" wide (net clear) and 18" in depth. NOTE that if drinking fountain extends from the wall, provide a textured floor area 12" beyond the sides and front of the drinking fountain. Sheet , CBC 1117B.1.2, Figure 11B-3 and CPC 1507

B.

Provide at least one set of drinking fountains in each drinking fountain area where one fountain is accessible to individuals in wheelchairs plus one which is accessible to individuals who have difficult bending or stooping. Sheet , CBC 1117B.1.1 and CPC 1507

C.

Provide details or notes to specify accessible drinking fountains are equipped with a bubbler outlet orifice located within 6 inches of the front of the drinking fountain and within 36 inches of the floor and with a water stream parallel to the front edge of the fountain. Sheet , CPC 1507

D.

Where public telephones are provided, specify 50% of all public telephones on a floor or in a bank of phones shall be accessible. At least one phone per floor and at least one phone in each bank on a floor shall be accessible telephones. Sheet , CBC 1117B.2.1

E.

Amend the plans to provide required clear floor space, maneuvering clearance relationships, mounting heights, controls, 29" cord lengths, etc. for required accessible telephones. Sheet , CBC 1117B.2.1 through 1117B.2.7

F.

Specify on the plans that at least one public telephone in each bank of phones and at least 25% of all public telephones in a building or facility shall be equipped with a volume control. Sheet , CBC 1117B.2.8

G.

Where there are more than three public pay telephones, amend plans to provide at least one text telephone. Sheet , CBC 1117B.2.9.1

## **13. Other Requirements:**

A.

For Automatic Teller Machines (ATM), and point-of-sale machines, provide notes for accessible features such as controls, clearances, reach ranges, and visual displays. NOTE that gasoline pumps are exempt from this requirement. Sheet , CBC 1117B.7

B.

Specify at least 5%, and a minimum width of 36", of each table or counter work surface and transaction stations in employee work areas (such as counters in break or conference rooms, reception desks or counters), or where transactions occur between sales employees and customers, have surface which of are between 28" and 34" above the floor. Sheet , CBC 1122B

C.

Specify on the plans that light switches, fire alarm controls, environmental controls and thermostats shall be installed at a maximum height of 48" above the floor. Sheet , CBC 380

D.

Specify general use receptacle outlets are installed at least 15" above the floor. NOTE that dedicated or special use receptacles are exempt from this requirement. Sheet , CEC 210

E.

Amend plans to provide notes or specifications for faucet controls and operating mechanisms at common-use kitchen and bar sink areas. The controls shall be such that they shall: (1) be operable with one hand and shall not require grasping, pinching, or twisting of the wrist; (2) require no more than 5 lbs. force to activate; and (3) be lever-operated, push-type, electronically-controlled, or similar. Sheet , CPC 1508.1

F.

Amend plans to include and specify location of assisting device necessary to assist persons with disabilities with gaining entry into the swimming pool. Sheet , CBC 1104B.4.3.4

#### Visual alarms

### **14. Restaurants and Dining Rooms:**

A.

Amend dining area floor plans to make dining areas throughout a level floor area or provide that different levels are connected by complying ramps or elevators. Sheet , CBC 1104B.5.3, 1120B.1 and 1133B.5

B.

Specify and note wheelchair seating spaces must be provided in each seating area of the dining room or rooms. Specify one (1) wheelchair seating space for each 20 seats, with at least one accessible seating area per functional area. Specify such spaces shall be accessible along a 36" net wide clear aisle and that seats shall provide a table or counter height of 28" to 34" above the floor with a 27" high x 30" wide x 19" deep knee space underneath. Sheet , CBC 1104B.5.4 & 1122B

C

Specify at least 5% of dining counters and cash register stations have surfaces between 28" and 34" above the floor (with a minimum of one such accessible space at 36" wide). ALSO, specify that dining counters shall have a 27" high clearance underneath that is 30" wide and 19" deep. Sheet , CBC 1122B

D.

Specify 36" wide aisles throughout dining areas. Sheet , CBC 1104B.5.4

### **15. Theaters and Churches:**

A.

Amend the seating plan to provide accessible seating in a variety of locations that will provide the disabled with a choice of seating and lines of sight comparable to those for the general public. Sheet , CBC 1104B.3.3, 1104B.3.4 and 4B.3.5

B.

Since seating capacity equals \_\_\_\_, amend seating plan to provide \_\_\_\_ wheelchair seating spaces. ALSO, provide one companion fixed seat adjacent to each wheelchair seating area. Sheet , CBC 1104B.3.4, 1104B3.5 and Table 11B-1

C.

Amend seating plan to specify \_\_\_\_ (1% of total seating with 1 minimum) fixed seat(s) shall be aisle seat(s) with no armrests on the aisle side; or removable or folding armrests on the aisle side. A sign shall identify such seats or marker plus signs notifying patrons of such availability shall be posted at the ticket office. Sheet , CBC 1104B.3.4.1

D.

Specify \_\_\_\_ semi-ambulant seating spaces (1% of total seating, with 2 minimum) having 24" clear leg space between front of seat to the nearest obstruction or to the back of the seat immediately in front. Sheet , CBC 1104B.3.8

E.

Provide an accessible route of travel connecting wheelchair-seating spaces with performing areas, stages, arena floors, dressing rooms, locker rooms, and other spaces used by performers. Sheet , CBC 1104B.3.10

F.

Amend floor plans to provide accessible customer and employee sides of ticket booths, concessions, and refreshment sales areas. Sheet , CBC 1104B.3.12

G.

Provide wheelchair access to sanctuary, raised platforms, choir rooms, choir lofts, performing areas, offices, classrooms and similar areas. Sheet , CBC 1104B.6

### **16. Retail Occupancies:**

A.



General sale areas, displays, office areas, toilet rooms, employee work stations and customer side of sales or check-out stations shall be accessible. Employee work areas shall be sized and arranged to provide access to employees in wheelchairs. Sheet , CBC 111B.1 and 1110B.2

B.

Provide on the plans the location, number and details of required accessible checkstands, including service counters requiring a surface for transactions, with minimum 36 inch wide aisles on the customer side, counters no more than 38" above the floor and tops of counter lips at maximum 40" above the floor. Further, specify signs over these checkstands "This checkstand to be open at all times for customers with disabilities." Sheet , CBC 1110B.1.3 and Table 11B-2

C.

Amend plans to provide 5% of dressing rooms for each type of use in each cluster of dressing rooms to be accessible. At least one of each type shall be accessible. Sheet , CBC 1110B.1.7

D.

Provide details and notes for accessible dressing or fitting rooms to include 36" wide minimum aisles leading to dressing rooms; a net 32" wide entrance door that does not encroach into clear space; a minimum of 60" x 60" interior clear maneuvering space; 18" wide x 54" high mirror with bottom edge no more than 20" above the floor; a clothes hook no more than 48" above the floor and a 24" deep x 48" wide bench fixed to the longer wall and mounted 17" to 19" above the floor. Sheet , CBC 1110B.1.7 and 1133B.2

## **17. Hotels, Motels, Inns and Dormitories:**

A.

Amend plans to specify location of assisting device necessary to assist persons with disabilities with gaining entry into the swimming pool. Sheet , CBC 1104B.4.3.4

B.

Provide accessible guest rooms dispersed among the various classes of sleeping accommodations and rooms to provide a range of options available to disabled persons similar to options made available to non-disabled persons (e.g., room sizes, costs, available amenities, # of beds provided, etc.). Sheet , CBC 1111B.4.1

C.

Amend floor plans to provide a minimum of \_\_\_\_ fully accessible guestrooms (including provisions and devices for the hearing impaired). Sheet , CBC 1111B.4.2, Table 11B-4

D.

Amend floor plans to provide a minimum of \_\_\_\_ fully accessible guestrooms with roll-in showers. Sheet , CBC 1111B.4.2, TABLE 11B-3

E.

Amend floor plans to provide \_\_\_\_ additional guest rooms (i.e., guest rooms beyond those which are required to be fully accessible) equipped with visual alarms, notification devices, and special telephones for persons with hearing impairments. Sheet , CBC 1111B.4.5 and Table 11B-4

F.

Amend plans for the \_\_\_\_\_ guest unit(s) to show a 36 inch minimum wide clear maneuvering space along both sides a bed (or where two beds occur, provide this 36 inch wide clear space between the beds). Sheet , CBC 1111B.4.3

G.

For units, which are required to be fully accessible and are provided with kitchens or kitchenettes, amend floor plans to specify how they are in compliance with UBC 1112A and Table 11B-3. Sheet , CBC 1111B.4.4

H.

Amend floor plans for fully accessible units to provide the following within the bathrooms: 32" net clear wide entrance doors; a 30" x 60" clear floor space within the bathroom; an accessible water closet with top of seat at 17" to 19" above the floor; a 42" side grab bar and a 36" rear grab bar; a lavatory with front clear space of 30" x 48" with a maximum of 34" height to top of counter or lavatory and a clear under-counter/under lavatory space of 29" high with all piping insulated. Sheet , CBC 1114B.4.6.1, 1111B.4.6.2, 1111B.4.6.3, 1111B.4.6.4, 1111B.7.2, 1115B.9, 1114B.6.3 and CPC 1504

I.

In all guest units not required to be fully accessible, bathrooms shall have; (1) bathroom fixtures in a location that allows a person using a wheelchair measuring 30" x 48" to touch the wheelchair to any lavatory, urinal, water closet, tub, sauna, shower stall and any other similar sanitary installation if provided and (2) entrance doors with a clear opening of at least 32" (net) that shall be sliding doors or shall be hung to swing in the direction of egress from the bathroom. Sheet , CBC 1111B.4.6 Exception

\*\*\*\*\*END\*\*\*\*\*

# D-R-A-F-T

Jan 16, 2002